

**Note: The following case(s) is/are included in this ad.**  
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<b>Process No.</b>	<b>Applicant Name</b>
<a href="#"><u>04-096</u></a>	<a href="#"><u>AN DEALERSHIP HOLDING CORP.</u></a>
<a href="#"><u>05-162</u></a>	<a href="#"><u>DAVID E. SODERHOLM</u></a>
<a href="#"><u>05-189</u></a>	<a href="#"><u>LEE &amp; DINA ELMSLIE</u></a>
<a href="#"><u>05-313</u></a>	<a href="#"><u>LOIS M. &amp; PAUL R. NEIDHART, SR., TRUSTEES</u></a>

THE FOLLOWING HEARING WAS DEFERRED FROM 9/13/05 TO THIS DATE:

HEARING NO. 05-9-VPB1 (04-96)

32 & 33-55-40  
VPB  
Comm. Dist. 8

APPLICANT: AN DEALERSHIP HOLDING CORP.

- (1) SPECIAL EXCEPTIONS to permit a new car sales agency with accessory used car sales and a repair facility in connection with a previously used car agency.
- (2) MODIFICATION of Condition #2 of Resolution Z-64-96, passed and adopted by the Board of County Commissioners and reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Auto Nation,' as prepared by E.D.S.A. & B & A Architects, dated stamped received 3/8/96 and consisting of 17 sheets; also 'Auto Nation U. S. A.,' as prepared by Chandler Signs, Inc., dated stamped received 4/10/96, except as herein modified."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Maroone Nissan of Kendall,' as prepared by Pavlik Design Team,' consisting of 7 pages, dated last revised 6/17/05 and landscape plans prepared by Rosenberg Gardner Design consisting of four pages, dated last revised 6/15/05."

- (3) MODIFICATION of Paragraph I and Conditions "A" and "B" of Paragraph II of Declaration of Restrictions recorded in Official Record Book 17240 at Pages 0320 through 0328 and reading as follows:

FROM: "I. Controlling Site Plan. The Property, if developed for the purposes set forth in the Application, will be developed substantially in accordance with the plans previously submitted to Dade County, entitled 'AUTONATION USA,' as prepared by Edward D. Stone, Jr. and Associates and Bermello, Ajamil & Partners, Inc., dated stamped received March 8, 1996 and consisting of 17 pages (the 'Plans'), said Plans being on file with Dade County and by reference made a part of this Declaration."

TO: "I. Controlling Site Plan. The Property will be developed for the purposes set forth in the Application, and will be developed substantially in accordance with the plans entitled 'Maroone Nissan of Kendall,' as prepared by Pavlik Design Team,' consisting of 7 pages, dated last revised 6/17/05 and landscape plans prepared by Rosenberg Gardner Design consisting of four pages, dated last revised 6/15/05. Said plans being on file with Miami-Dade County and by reference made a part of this Declaration."

FROM: "IIA. Use Restrictions. Notwithstanding the BU-3 zoning classification of the Property, the development and use of the Property will be limited to a pre-owned automobile dealership, including accessory uses thereto, for any and all uses permitted under, and in accordance with, the BU-2 zoning district regulations of the Dade County Code, as currently in effect or as may be amended from time to time.

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APPLICANT: AN DEALERSHIP HOLDING CORP.

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TO: "IIA. Use Restrictions. Notwithstanding the BU-3 zoning classification of the property, the development and use of the property will be limited to a new and used automobile dealership with repair facility including accessory uses thereto, for any and all uses permitted under, and in accordance with, the BU-2 zoning district regulations of the Code, as currently in effect or as may be amended from time to time.

FROM: "IIB. In connection with the use of the property as a pre-owned automobile dealership, the following restrictions shall limit the use of the property:

1. No stringer lights, pennants, mobile or stationary visual devices, except as permitted under point of sale sign regulations, or as approved at public hearing, shall be used or displayed.
2. Outdoor lights for the off-street parking areas and vehicle storage areas shall be no higher than fourteen feet (14' above grade when located within twenty feet (20') of the property zoned residential.
3. No outdoor loudspeakers shall be used.
4. No vehicle test drives shall be conducted on any residential, local traffic streets."

TO: "IIB. In connection with the use of the property as a new and used automobile dealership with repair facility, the following restrictions shall limit the use of the property:

1. No stringer lights, pennants, mobile or stationary visual devices, except as permitted under point of sale sign regulations, or as approved at public hearing, shall be used or displayed.
2. Outdoor lights for the off-street parking areas and vehicle storage areas shall be no higher than fourteen feet (14') above grade when located within twenty feet (20') of the property zoned residential.
3. No outdoor loudspeakers shall be used.
4. No vehicle test drives shall be conducted on any residential, local traffic streets."

The purpose of requests #2 & #3 is to permit the applicant to submit revised plans showing a new & used car dealership including a new repair facility building.

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2 & #3 may be considered under §33-311(A)(7) (Generalized Modification Standards) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing).

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

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HEARING NO. 05-9-VPB-1 (04-96)

32 & 33-55-40  
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APPLICANT: AN DEALERSHIP HOLDING CORP.

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SUBJECT PROPERTY: Tract "A" of AUTONATION PERRINE EAST, Plat book 150, Page 16.

LOCATION: 17305 South Dixie Highway, Village of Palmetto Bay, Florida.

SIZE OF PROPERTY: 14.28 Acres

PRESENT ZONING: BU-3 (Business – Liberal)

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HEARING NO. 05-11-VPB-1 (05-162)

33-55-40  
VPB  
Comm. Dist. 8

APPLICANT: DAVID E. SODERHOLM

- (1) Applicant is requesting to permit additions to a single-family residence setback 19'7" (25' required) from the rear (north) property line and setback a minimum of 19' (25' required) from the side street (west) property line.
- (2) Applicant is requesting to permit the single-family residence setback 23'11" from the front (south) property line (25' required).

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Floor Plan for David E. Soderholm," as prepared by the applicant and dated 6/6/05 and consisting of 3 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 10, Block 2, BENSON PARK, Plat book 64, Page 128.

LOCATION: 8925 S.W. 172 Street, Palmetto Bay, Florida.

SIZE OF PROPERTY: 120' x 126'

PRESENT ZONING: EU-M (Estates Modified 1 Family 15,000 sq. ft. net)

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APPLICANTS: LEE & DINA ELMSLIE

- (1) Applicant is requesting to permit an addition to a single-family residence setback 15'4" (25' required) from the side street (west) property line.
- (2) Applicant is requesting to permit an accessory structure (garage) in front of the principal residence (not permitted) and setback a minimum of 44.7' (75' required) from the front (south) property line.
- (3) Applicant is requesting to permit a swimming pool & spa in front of the principal residence (not permitted) and setback 27' (30' required) from the side street (west) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of the requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Elmslie Residence," as prepared by Thorn Grafton, Architect and dated 4/29/05 and consisting of 5 sheets and Landscaping Plans as prepared by Geomantic Designs, Inc., dated 4/22/05 and consisting of 2 sheets and a sketch entitled "Elmslie Residence Garage Layout," preparer unknown, dated stamped received 9/7/05. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 6, Block 4, SOUTH WOOD, Plat book 65, Page 49.

LOCATION: 8315 S.W. 153 Terrace, Palmetto Bay, Florida.

SIZE OF PROPERTY: 128.08' x 276'

PRESENT ZONING: EU-1 (Estates 1 Family 1 Acre Gross)

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APPLICANTS: LOIS M. & PAUL R. NEIDHART, SR., TRUSTEES

BU-1 & BU-1A to BU-1A

SUBJECT PROPERTY: A parcel of land in Section 28, Township 55 South, Range 40 East, together with a portion of Block 5 of CORAL REEF HOMESITES, Plat book 45, Page 94, being more particularly described as follows:

Beginning at the Southwest corner of Block 5, CORAL REEF HOMESITES, Plat book 45, Page 94; thence N24°18'31"E along the W/ly line of said Block 5 a distance of 85' to the Point of curvature of a circular curve concave to the Southeast; thence E/ly along the arc of said curve having a radius of 25' through a central angle of 90°00'00", for an arc distance of 39.27' to a Point of tangency, also being a point on the north line of said Block 5; thence S65°41'29"E along the north line of said Block 5 for a distance of 150' to the Point of curvature of a circular curve concave to the south; thence along the arc of said curve having a radius of 25' through a central angle of 04°35'19", for an arc distance of 2' to a non-tangent point on a line 23' west of and parallel to the east line of said Tract 5; thence S24°18'31"W along said parallel line for a distance of 209.92'; thence N65°41'29"W, parallel to the north line of said Block 5 a distance of 177' to a Point of intersection with the E/ly right-of-way line of State Road No. 5 (U. S. Highway No. 1); thence N24°18'31"E along said right-of-way line of State Road No. 5 a distance of 100' to the Southwest corner of said Block 5 and the Point of beginning.

LOCATION: 15725 South Dixie Highway, Palmetto Bay, Florida.

SIZE OF PROPERTY: 0.853 Acre

BU-1 (Business – Neighborhood)

BU-1A (Business – Limited)

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